

STORES FOR LEASE IN A PROMINENT NEIGHBORHOOD RETAIL CENTER

835 EAST CLEMENTS BRIDGE ROAD, RUNNEMEDE, NJ 08078

RUNNEMEDE PLAZA



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Offering Summary

SF Available: +/- 2,800 - 8,950 SF

Lease Rate: \$12-14 / SF NNN

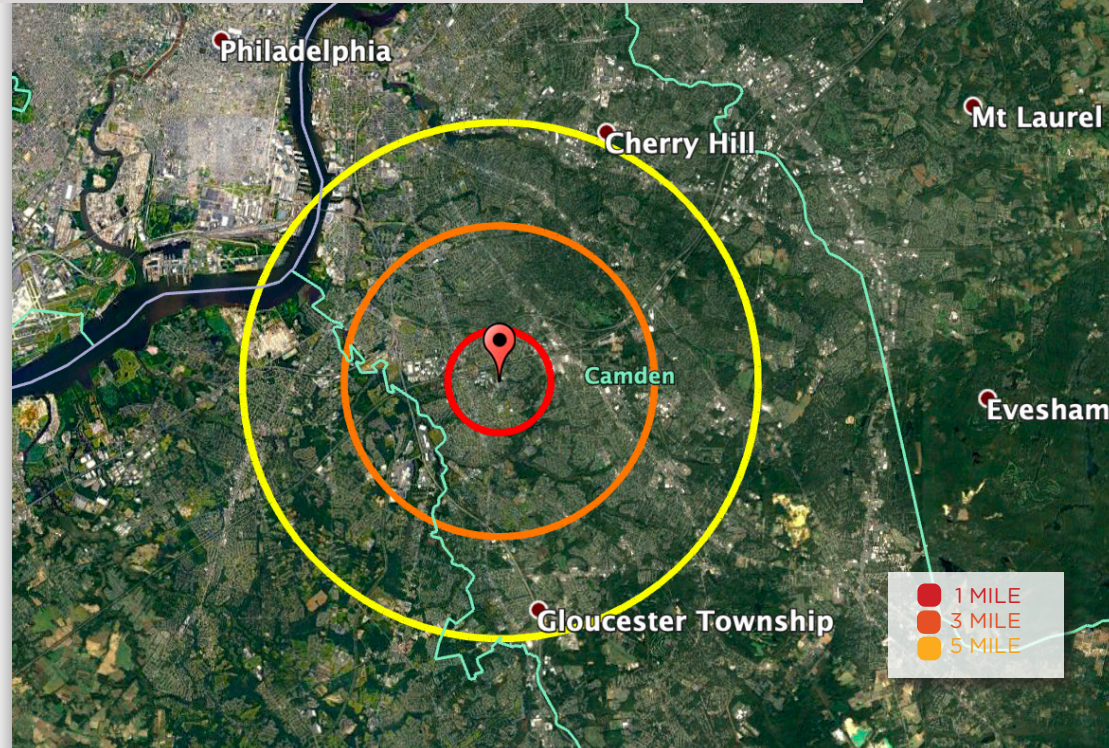
Signage: Façade and pylon signage

Parking: +/- 190 spaces

Occupancy: Immediately

Property/Area Highlights

- + Well maintained neighborhood retail center with prominent road signage, attractive façade and ample parking
- + Long-term Tenants in the center include: Kiddie Academy, Name Your Sport Training Gym, New Jersey Motor Vehicle Commission, Panda Garden Chinese, Convenience Store, Carosello Pizza & Pasta House, Allstate Insurance and Bridge Road Laundromat
- + The center is located on heavily traveled Clements Bridge Road (Route 41) with easy access to the New Jersey Turnpike, I-295 and the Atlantic City Expressway and surrounded by single family residential homes, apartment buildings and condominiums that beckons a built-in client base and walk-in traffic



2020 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
EST. POPULATION:	14,077	96,741	275,709
EST. HOUSEHOLDS:	5,763	38,536	109,989
AVG. HOUSEHOLD INCOME:	\$79,049	\$95,471	\$91,586

TRAFFIC COUNT: 15,064 VPD



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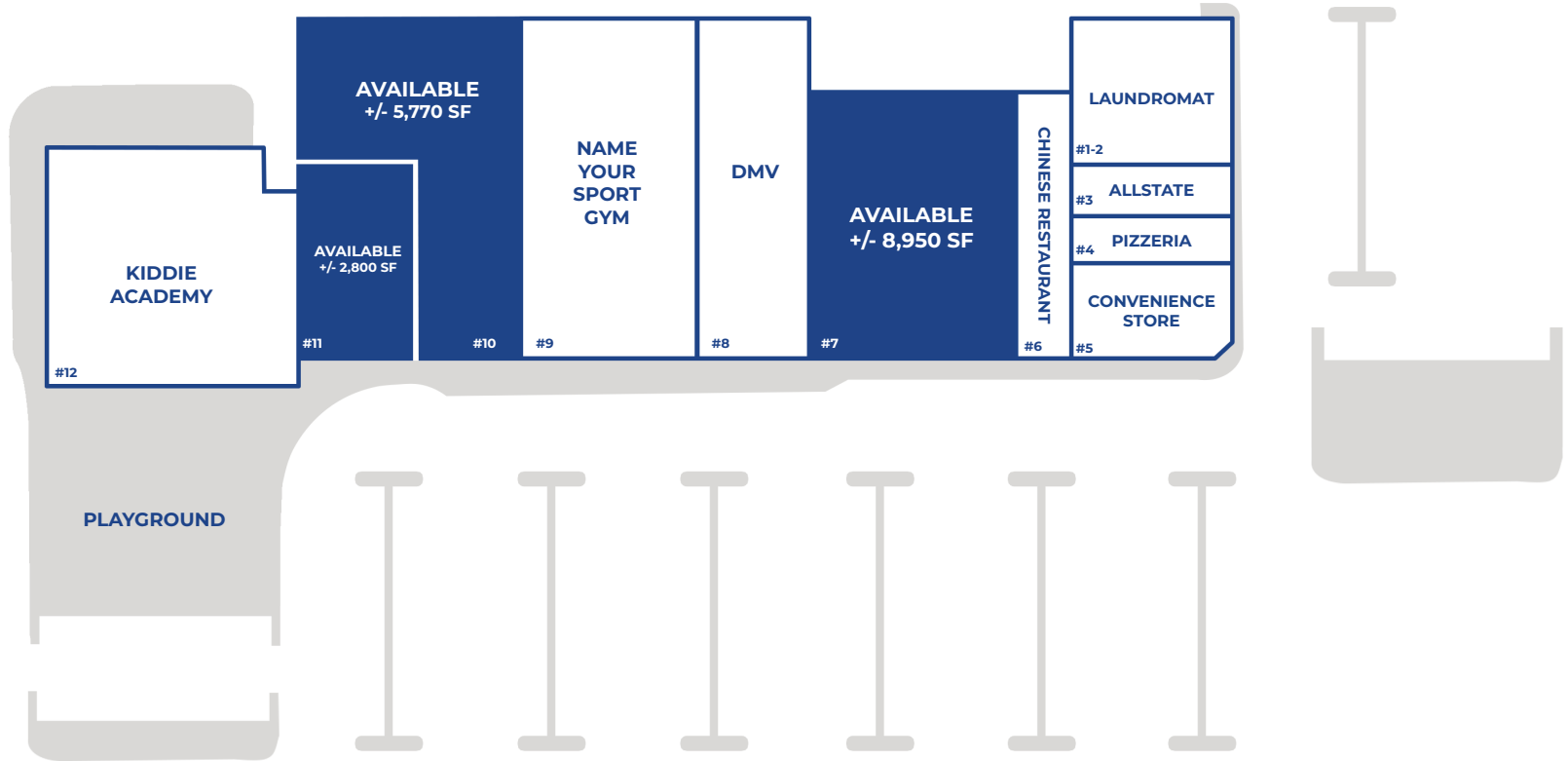
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SITE PLAN



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